

AGENDA: May 27, 2003

4.7

CATEGORY: Consent

DEPT.: Community Development

TITLE: Contract for Outside Plan Checking and
Inspection Consultant Services with
Linhart Petersen Powers Associates

RECOMMENDATION

Authorize the City Manager to execute an amendment to the contract for outside plan check and inspection services with Linhart Petersen Powers Associates, Inc. through July 31, 2003.

FISCAL IMPACT

The funds required for this contract amendment have been provided in the Community Development Department/Building Inspection Division's approved budget for Fiscal Year 2002-03. The cost of the consultants' plan checking and inspection services is fully recovered from the plan checking and permit fees paid by the applicants. The amended contract amount for Linhart Petersen Powers Associates, Inc. will be \$355,000.

BACKGROUND AND ANALYSIS

The Building Inspection Division of the Community Development Department has used Linhart Petersen Powers Associates, Inc. as a consultant to provide outside structural and Building Code plan checking and inspection services for residential and nonresidential buildings for the past 12 years. They have consistently provided the City and our customers with a high level of support and dependability. This arrangement has allowed the Building Inspection Division to meet their customer service goals and manage the plan checking and inspection workload, Linhart Petersen Powers Associates provides the City additional support to meet the demand for quicker turnaround times on plan reviews and adequate inspection support to meet the aggressive construction schedules that are now standard with contractors to reduce project completion time lines. Maintaining a high level of development review, plan checking and inspection services, while balancing this year's budget reduction challenges, could not be accomplished with current City staff and resources. The additional support from Linhart Petersen Powers Associates in supplying field inspection personnel has been critical to managing the field inspection workload of the past eight years and continues to be an important component in the Building Inspection Division's budget reduction strategy this year. The use of Linhart Petersen Powers Associates is also important for maintaining the Division's current level of economic development customer service and expanding code enforcement responsibilities.

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Linhart Petersen Powers Associates not only provides the Building Inspection Division with additional Building Code plan checking and Title 24 energy and handicapped accessibility plan checking services, but, since the Building Inspection Division does not have a registered structural engineer on staff, they also provide structural plan checking and consulting services for the more complex structures and help implement the more restrictive engineering requirements.

The original contract in the amount of \$300,000 was approved on September 10, 2002 as part of the Building Division's adopted Fiscal Year 2002-03 budget process. The original contract amount was based on an anticipated significant reduction in building activity. For example, the contract for Linhart Petersen Powers Associates for Fiscal Year 2001-02 was \$550,000. The September 10, 2002 contract was amended on March 26, 2003 in the amount of \$25,000 as a result of building activity, which was stronger than anticipated. The proposed \$30,000 amendment to the original contract will bring the total amount of the contract to \$355,000. The primary reason for the second amendment to the original contract is because development activity, including plan checking and inspections, has remained firm in the second half of the fiscal year. The term of this contract amendment is through July 31, 2003 with a 30-day notice prior to termination. The contract is the updated standard contract version with the current insurance requirements and has been reviewed by the City Attorney's Office. The plan checking fees for Linhart Petersen Powers Associates shall be 75 percent of the plan checking fee collected by the City. Therefore, the consultant will not be paid unless the City has collected offsetting plan checking and permit revenues.

A draft of the proposed contract amendment is included as Attachment 1.

PUBLIC NOTICING—Agenda posting.

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RG/9/CAM
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Attachment: 1. Draft of the Proposed Contract Amendment